



Community Development Department

100 Parklane Drive • Eagleville, PA 19403

Phone: (610) 539-8020 • Fax: (610) 539-6347

www.lowerprovidence.org

ZONING HEARING BOARD MEETING AGENDA

Thursday, April 27, 2023

7:00 PM

RESULTS

Call to Order

Pledge of Allegiance

Roll Call:

Kathie Eskie

Jospeh Pucci

Gary Brown (alternate)

Chris Gerdes

Randy Klein

Tejal Mehta (alternate)

Gail Hager

Keith McLennan (solicitor)

Hearing #1: Z-23-01–Providence Builders Inc., 2620 Egypt Road, Norristown PA 19403

The applicant is proposing to locate a Retail Fence Sales and Installation to this property. The applicant seeks a variance from Section 143-77 concerning use and from Section 143-13 to permit more than one primary use, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-11833-00-4. Subject property is located at 3938 Ridge Pike and is in the RPW-Ridge Pike West Zoning District. This matter was continued from February 23, 2023. Continued at the request of the applicant until 6/22/23.**

Hearing #2: Z-23-06-Natan Andres, 22 Meadow Road, Collegeville PA 19426

Applicant is proposing to add a garage to the property. The applicant is requesting relief from 143-49.A(2) to allow for a front yard setback of 15 feet where a minimum of 25 feet is required, and a side yard setback of 2 feet where a minimum of 10 feet is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-08152-00-4. Subject property is located at 22 Meadow Road and is in the R-3- Residential Zoning District. Granted modified relief of 15 ft front yard setback and side yard setback of 5 ft.**

Hearing #3: Z-23-07–Electrical Home Association, 3900 Ridge Pike, Collegeville PA 19426

Applicant is proposing to renovate a vacant office located on the property. The applicant is requesting relief from 143-78.B.2. to allow for a front yard setback of 132 feet where a maximum setback of 25 feet is required and a side yard setback of 6.6 feet where a minimum of 20 feet is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-11830-00-7. Subject property is located at 3922 Ridge Pike and is in the RPW – Ridge Pike West Zoning District. Continued at the request of the applicant until 5/25/23.**

Hearing #4: Z-23-08–Jeanne & Edward Greet, 118 Clearfield Avenue, Norristown PA 19403

Applicant is proposing to add an addition. The applicant seeks dimensional variances from Section 143-37.A.2 1) to allow for a front yard setback of 27.6 feet where a minimum of 50 feet is required; 2) to allow for a side yard setback of 17.6 feet where a minimum of 20 feet is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID# of subject property is 43-00-02629-00-1. Subject**

property is located at 118 Clearfield Avenue and is in the R-2 – Residential Zoning District. **Granted requested relief.**

Hearing #5: Z-23-09–Charles & Kristina Burns, 7 Driftwood Drive, Audubon PA 19403

Applicant is proposing to add a seasonal sunroom. The applicant seeks dimensional variances from Section 143-37.A.2 1) to allow for a rear yard setback of 28.2 feet where a minimum of 60 feet is required; 2) to allow for a front yard setback of 47 feet where a minimum of 50 feet is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID# of subject property is 43-00-03184-00-4. Subject property is located at 7 Driftwood Drive and is in the R-2 Residential Zoning District **Granted requested relief.****